

MANAGEMENT CERTIFICATE
OVERLOOK ESTATES HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Overlook Estates Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Overlook Estates (the "Subdivision Development").
2. The name of the Association is Overlook Estates Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Overlook Estates, Section One, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet R, Slide 211 through 212 in the Plat Records of Williamson County, Texas.

Overlook Estates, Section Two, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet R, Slide 213 through 214 in the Plat Records of Williamson County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions Overlook Estates, Sections One and Two, recorded at Document No. 199955777 in the Official Public Records of Williamson County, Texas.

First Amendment to Restrictive Covenants of Overlook Estates, Sections One and Two, recorded at Document No. 2000007567 in the Official Public Records of Williamson County, Texas.

Amendment to Bylaws of Overlook Estates Homeowners Association, Inc. July 2003, recorded at Document No. 2003095699 in the Official Public Records of Williamson County, Texas.

Amendment of Declaration of Covenants, Conditions, and Restrictions Overlook Estates, Sections One and Two, recorded at Document No. 2007009498 in the Official Public Records of Williamson County, Texas.

Amendment of Declaration of Covenants, Conditions, and Restrictions Overlook Estates, Sections One and Two, recorded at Document No. 2007009500 in the Official Public Records of Williamson County, Texas.

Amendment of Declaration of Covenants, Conditions, and Restrictions Overlook Estates, Sections One and Two, recorded at Document No. 2007009499 in the Official Public Records of Williamson County, Texas.

Overlook Estates Home Owners Association Policies, recorded at Document No. 2013030594 in the Official Public Records of Williamson County, Texas.

Overlook Estates Home Owners Association Policies, recorded at Document No. 2013030595 in the Official Public Records of Williamson County, Texas.

Amendment to Declarations of Covenants, Conditions and Restrictions Overlook Estates Homeowners Association, Sections One and Two, recorded at Document No. 2013030596 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:

Overlook Estates Homeowners Association, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00

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Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

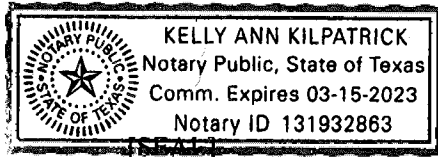
This Management Certificate is effective as of the 18 day of November, 2021.

OVERLOOK ESTATES HOMEOWNERS ASSOCIATION,
INC., a Texas nonprofit corporation

By: [Signature]
Name: Doug Plas
Title: Agent

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 18 day of November, 2021, by Doug Plas, Registered Agent for Overlook Estates Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature: Kelly Ann Kilpatrick]
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021190459

Pages: 5 Fee: \$38.00

12/16/2021 10:23 AM

JDISHER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas